

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 7 Toohey Court, Wyndham Vale

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$520,000 \$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$476,250 \*House ☒ \*Unit ☐ Suburb Wyndham Vale  
Period - From SEPT 2018 to FEB 2019 Source CORELOGIC.COM.AU

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
50 Haines Drive, Wyndham Vale	\$540,000	18th Dec 2018
4 Wardrobe Court, Wyndham Vale	\$575,000	10 <sup>th</sup> Sep 2018
9 Vaughan Chase, Wyndham Vale	\$580,000	9th OCT 2018

Property data source: Corelogic.com.au. Generated on 5<sup>th</sup> February 2019.